



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE:

**B-2**

October 31, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION  
APPEALS BOARD  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisance at the following locations for approval:

15223 East Avenue Q-7, Lake Los Angeles  
39623 167th Street East, Lake Los Angeles  
41115 179th Street East, Lancaster  
9515 East Avenue Q-4, Palmdale  
15224 East Newmont Avenue, Lake Los Angeles  
9743 East Avenue S-12, Littlerock  
8585 East Avenue D-12, Lancaster  
37440 110th Street East, Littlerock  
16357 East Avenue M-8, Lancaster

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require the demolition and repair of substandard structures and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

No negative fiscal impact or increase in net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 15223 East Avenue Q-7, Lake Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by November 18, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 18, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Miscellaneous articles of personal property scattered about the premises.
3. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highway.
4. Inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 39623 167th Street East, Lake Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by November 18, 2002, and maintained cleared thereafter. b) That the structure be repaired per noted defects by November 18, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Broken windows constituting hazardous conditions and inviting trespassers.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.

**ADDRESS: 41115 179th Street East, Lancaster**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by November 18, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 18, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
3. Trash and junk scattered about the premises.
4. Inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 9515 East Avenue Q-4, Palmdale**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by November 18, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 18, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Miscellaneous articles of personal property scattered about the premises.
3. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highway.
4. Wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 15224 East Newmont Avenue, Lake Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by December 10, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by December 10, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Miscellaneous articles of personal property scattered about the premises.
3. Trash, junk, and debris scattered about the premises.
4. Inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 9743 East Avenue S-12, Littlerock**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by November 18, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 18, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Trash and junk scattered about the premises.
4. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 8585 East Avenue D-12, Lancaster**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by November 18, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 18, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Weeds and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash and junk scattered about the premises.
5. Wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 37440 110th Street East, Littlerock**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by November 18, 2002, and maintained cleared thereafter. b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 18, 2002.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Miscellaneous articles of personal property scattered about the premises.
3. Trash, junk, and debris scattered about the premises.
4. Abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 16357 East Avenue M-8, Lancaster**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the structure be demolished by November 18, 2002. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

- I. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, dead trees, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Graffiti on open and vandalized water tank.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property.



The Honorable Board of Supervisors  
October 31, 2002  
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At such time as this recommendation is adopted, please return an approved copy of this letter to Public Works.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

ICP:pc  
P:REHAB/BOARDLET/FO5

cc: Chief Administrative Office  
County Counsel